

Tax Parcel Number: 1-32-1.15 16.00
Prepared By: Department of Natural Resources
and Environmental Control
391 Lukens Drive
New Castle, DE 19720

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Administrator,
DNREC-SIRS
391 Lukens Drive
New Castle, DE 19720

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Sussex County
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CERTIFICATION OF COMPLETION OF REMEDY

The Department of Natural Resources and Environmental Control (DNREC) has reviewed the request made by Thomas Payne on December 3, 2007 on behalf of Blades Development, LLC, for a Certification of Completion of Remedy for the Former Peninsula Plating Site (Site) located at East 7th Street and River Road in Blades, Sussex County, Delaware, 19973. DNREC has reviewed all of the relevant documents necessary to make a determination. DNREC issued this COCR in December 2007, but it was not recorded in the Office of the Recorder of Deeds for Sussex County.

The Site is a certified Brownfields Site comprising approximately 5.73 acres and known as Sussex County tax parcel number 1-32-1.15 16.00. The surrounding land use is zoned for residential and commercial use. The Site is bounded by 3rd Street to the north, Market Street to the east, River Road to the south and the Conrail Railroad to the west.

Previous owners used the property as a plating facility, a bakery and for other retail and commercial uses. The plating company abandoned its operation in the 1990s. The Site was the subject of a United States Environmental Protection Agency (EPA) Removal Action in 1995. The EPA disposed of drums of chemicals and bulk plating liquids remaining in tanks after the operation was abandoned.

Brightfields, Inc. conducted a Phase II Investigation in 2006. The investigation included soil borings, test pits, and soil and ground water sampling. DNREC considered the Phase II Investigation to meet the requirements of a Remedial Investigation, pursuant to the Delaware Hazardous Substance Cleanup Act, 7 Del. C. Chapter 91 (HSCA), the Regulations Governing Hazardous Substance Cleanup and all applicable guidance established thereunder. The Phase II Investigation revealed that there were no adverse environmental contamination and impact remaining on the Site; however two underground storage tanks (USTs) were no longer in use and needed to be removed. The two USTs were removed from the Site in April 2007 under the appropriate Delaware Regulations Governing Underground Storage Tank Systems.

DNREC evaluated the plan for Site's redevelopment which included the demolition of site structures, removal of the USTs and piping, re-grading, and then construction of the residences and landscaping. Based on the results of Phase II Site Investigation and the removal

of the USTs, DNREC issued the Proposed Plan of Remedial Action (Proposed Plan) for the Site on April 30, 2007, which recommended no further action.

DNREC advertised the Proposed Plan in the News Journal and the Delaware State News for public comment beginning the comment period on April 30, 2007 and closing the comment period on May 21, 2007. DNREC did not receive any comments to the Proposed Plan and thereby adopted the Proposed Plan as the Final Plan of Remedial Action (Final Plan) for the Site. The Final Plan called for no further action to be taken at the Site.

Therefore, based on its review, DNREC certifies that a remedy consistent with HSCA and the Regulations has been completed at the Site. If circumstances change, or any new information becomes available that relates to the release of a hazardous substance at the Site, DNREC-SIRB reserves the right to require additional measures to be taken in order to ensure that the remedy is protective of both human health and the environment.

Furthermore, pursuant to 7 Del. C. Section 9105 (e), any person who owns, operates or otherwise controls activities at the facility after the date of issuance of this Certification shall not, by virtue of that later ownership, operation or control, be liable for the release or imminent threat of release addressed in this Certification, or for any future release or imminent threat of release attributable to conditions existing prior to the issuance of this Certification.

Pursuant to 7 Del. C. § 9115(b), this Certification of Completion of Remedy does not become effective until it is filed with the Office of the Sussex County Recorder of Deeds.

2/19/19
Date of Issuance

Paul Will
Paul Will, Acting Environmental
Program Administrator, DNREC,
Site Investigation and Restoration
Section

SWORN TO AND SUBSCRIBED before me this 19th day of February, 2019

Elizabeth M. LaSorte
NOTARY PUBLIC

ELIZABETH M. LASORTE
NOTARY PUBLIC
STATE OF DELAWARE
My commission expires upon office.